

NORTH POINTE ZMA & SUP APPLICATION PLAN

ZMA# ZMA202300007
DATE: MARCH 2026

TAX MAP PARCEL			
Parcel	Owner	Existing Zoning	Acreage
03200-00-00-020A4	CWH PROPERTIES LIMITED PARTNERSHIP	PD - MC	57.24±
03200-00-00-020A0	CWH PROPERTIES LIMITED PARTNERSHIP	PD - MC	2.50
03200-00-00-020A1	CWH PROPERTIES LIMITED PARTNERSHIP	PD - MC	2.50
03200-00-00-020A2	CWH PROPERTIES LIMITED PARTNERSHIP	PD - MC	2.50
03200-00-00-020A3	CWH PROPERTIES LIMITED PARTNERSHIP	PD - MC	8.07
03200-00-00-020A6	CWH PROPERTIES LIMITED PARTNERSHIP	PD - MC	0.40±
03200-00-00-020A7	CWH PROPERTIES LIMITED PARTNERSHIP	PD - MC	8.82±
032H0-00-00-000F0	NORTH POINTE CHARLOTTESVILLE LLC	PD - MC	2.28±
03200-00-00-023E1	NORTH POINTE CHARLOTTESVILLE LLC	PD - MC	7.93±
03200-00-00-023E3	NORTH POINTE CHARLOTTESVILLE LLC	PD - MC	5.04±
03200-00-00-023R5	NORTH POINTE CHARLOTTESVILLE LLC	PD - MC	9.31±
03200-00-00-023R4	NORTH POINTE CHARLOTTESVILLE LLC	PD - MC	0.65
032H0-00-00-10700	NORTH POINTE CHARLOTTESVILLE LLC	PD - MC	0.56
03200-00-00-022K0	NEIGHBORHOOD INVESTMENTS - NP LLC	PD - MC	39.99±
03200-00-00-022P0	NEIGHBORHOOD INVESTMENTS LLC	RURAL AREAS	3.66
TOTAL ACRES			151.45±
TOTAL ORIGINAL ACRES			269±

OWNER: NORTH POINTE CHARLOTTESVILLE LLC
PO BOX 5526
CHARLOTTESVILLE, VA 22905

CWH PROPERTIES LIMITED PARTNERSHIP
PO BOX 5526
CHARLOTTESVILLE, VA 22905

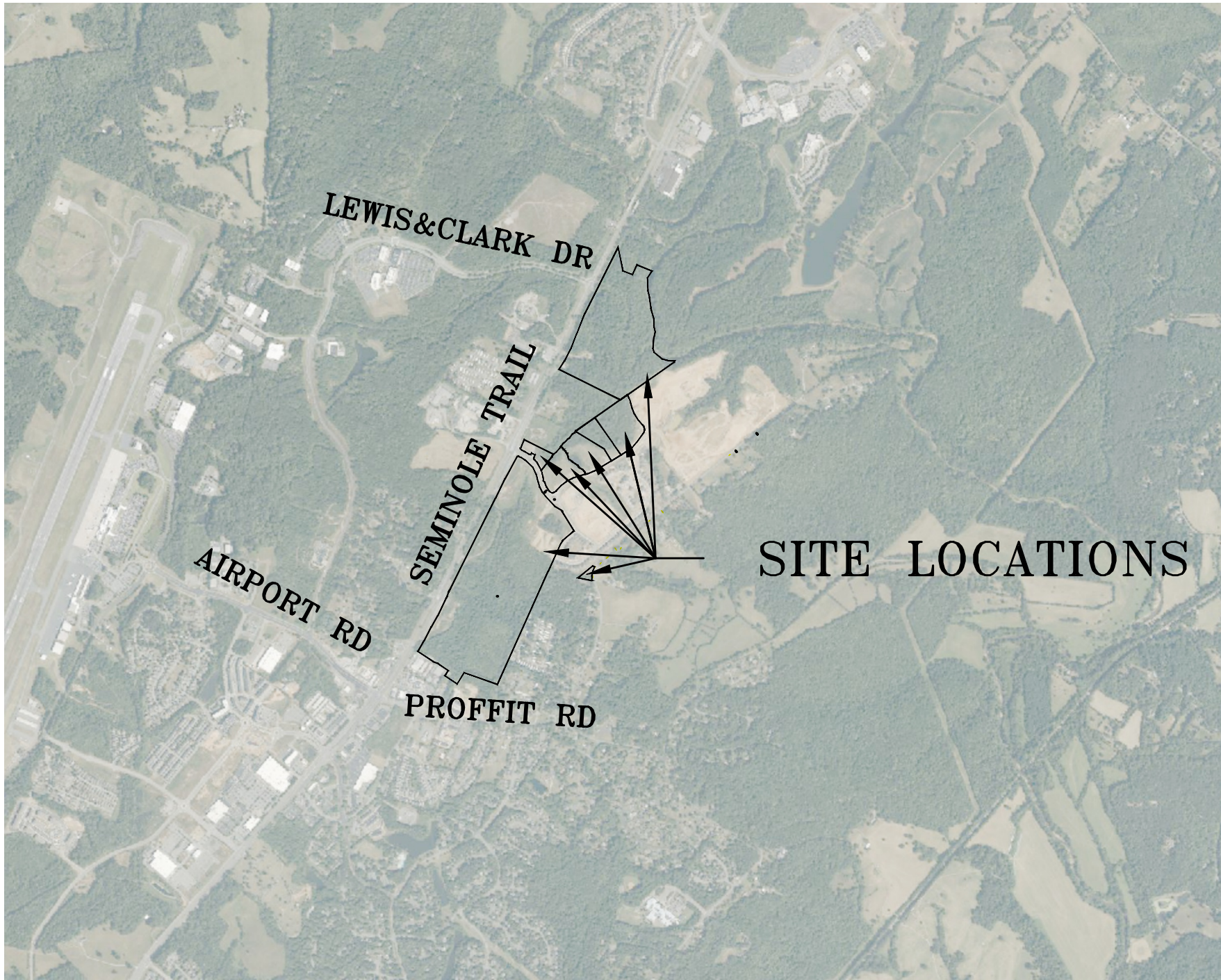
NEIGHBORHOOD INVESTMENTS - NP, LLC
C/O NEIGHBORHOOD PROPERTIES, INC.
1025 WERTLAND STREET
CHARLOTTESVILLE, VA 22903

ENGINEER: TOWNES SITE ENGINEERING
C/O BRIAN C. MITCHELL, P.E.
1 PARK WEST CIRCLE, SUITE 108
MIDLOTHIAN, VA 23114
PHONE: (804) 748-9011
FAX: (434) 963-2670
EMAIL: BMITCHELL@CCTOWNES.COM

SITE AREA: 150.24± ACRES
ZONING: PD-MC
MAGISTERIAL DISTRICT: RIVANNA
SOURCE OF BOUNDARY AND TOPOGRAPHY: BY LOUSA AERIAL SURVEYS
DATE OF SURVEY: 01/05/2012
DATUM: HORIZONTAL: NAD83 VIRGINIA STATE PLANE GRID NORTH ZONE

WATER SUPPLY: ACSA
SANITARY SEWER: ACSA
DRAINAGE DISTRICT: NORTH FORK RIVANNA RIVER

ALBEMARLE COUNTY GIS STEEP SLOPES ARE LOCATED WITHIN THE PROJECT LIMITS AND ARE SHOWN.
THERE ARE NO CONSTRUCTION ACTIVITIES PROPOSED WITHIN THE 100-YR FLOODPLAIN.
THE SITE IS NOT LOCATED IN A WATER SUPPLY PROTECTION DISTRICT.



VICINITY MAP
1" = 2000'

SHEET INDEX	
SHEET #	TITLE
1	TITLE SHEET
2	SUBJECT PARCELS
3	ZONING EXHIBIT
4	CONSERVATION EXHIBIT
5	PARKS EXHIBIT
6	TRAILS EXHIBIT
7	ROAD IMPROVEMENTS

 NORTH POINTE
TITLE SHEET
RIVANNA DISTRICT
ALBEMARLE COUNTY, VIRGINIA

 GREAT EASTERN MANAGEMENT
2619 HYDRAULIC ROAD
CHARLOTTESVILLE, VA 22901
DAVID MITCHELL, E.I.T.
PHONE: (434) 296-4109
FAX: (434) 963-2670
E-MAIL: david@southern-classic.com

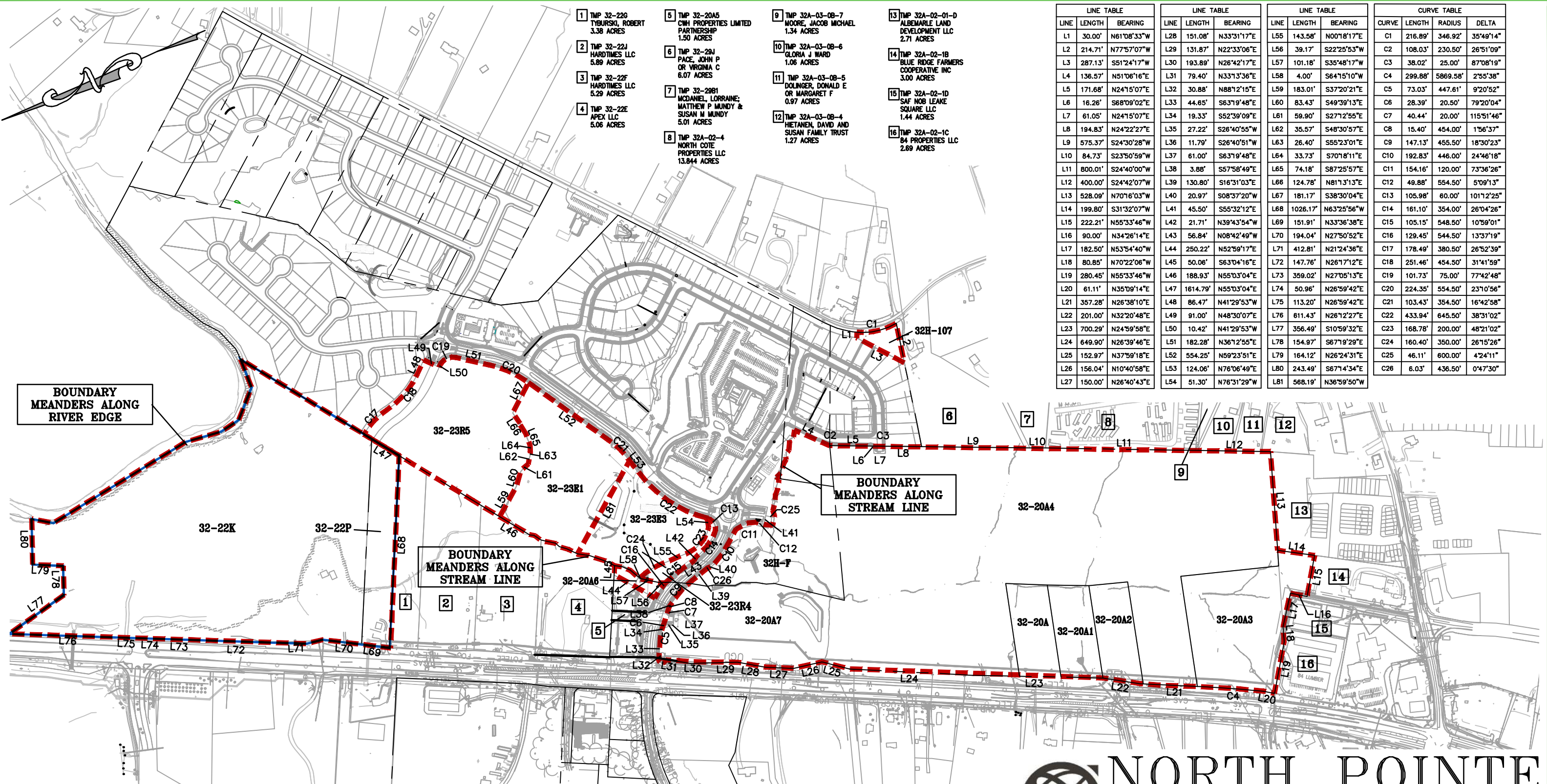
 TOWNES SITE ENGINEERING
C/O BRIAN C. MITCHELL, P.E.
1 PARK WEST CIRCLE, SUITE 108
MIDLOTHIAN, VA 23114
PHONE: (804) 748-9011
FAX: (804) 748-2590
E-MAIL: BMITCHELL@CCTOWNES.COM

NOTE:
THE MAPS ASSOCIATED WITH THIS ZMA & SUP ARE CONCEPTUAL ONLY. THE
FINAL CONFIGURATION OF ROADS, TRAILS, LOTS, BUILDINGS, AND AMENITIES
WILL BE DETERMINED AT PLAT. OR SITE PLAN APPROVALS.

 GREAT EASTERN
MANAGEMENT COMPANY

 Townes
SITE ENGINEERING

REV: MARCH 20, 2026

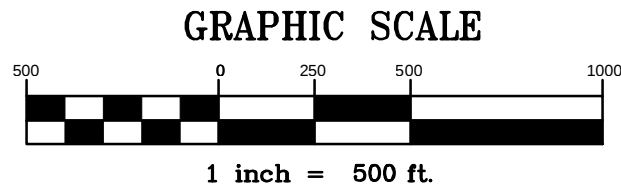


LINE TABLE			LINE TABLE			LINE TABLE			CURVE TABLE			
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	DELTA
L1	30.00'	N61°08'33"W	L28	151.08'	N33°31'17"E	L55	143.58'	N00°18'17"E	C1	216.89'	346.92'	35°49'14"
L2	214.71'	N77°57'07"W	L29	131.87'	N22°33'06"E	L56	39.17'	S22°25'53"W	C2	108.03'	230.50'	26°51'09"
L3	287.13'	S51°24'17"W	L30	193.89'	N26°42'17"E	L57	101.18'	S35°48'17"W	C3	38.02'	25.00'	87°08'19"
L4	136.57'	N51°06'16"E	L31	79.40'	N33°13'36"E	L58	4.00'	S84°15'10"W	C4	299.88'	5869.58'	2°55'38"
L5	171.68'	N24°15'07"E	L32	30.88'	N88°12'15"E	L59	183.01'	S37°20'21"E	C5	73.03'	447.61'	9°20'52"
L6	16.26'	S88°09'02"E	L33	44.65'	S63°19'48"E	L60	83.43'	S49°39'13"E	C6	28.39'	20.50'	79°20'04"
L7	61.05'	N24°15'07"E	L34	19.33'	S52°39'09"E	L61	59.90'	S27°12'55"E	C7	40.44'	20.00'	115°51'46"
L8	194.83'	N24°22'27"E	L35	27.22'	S26°40'55"W	L62	35.57'	S48°30'57"E	C8	15.40'	454.00'	1°56'37"
L9	575.37'	S24°30'28"W	L36	11.79'	S26°40'51"W	L63	26.40'	S55°23'01"E	C9	147.13'	455.50'	18°30'23"
L10	84.73'	S23°50'59"W	L37	61.00'	S63°19'48"E	L64	33.73'	S70°18'11"E	C10	192.83'	446.00'	24°46'18"
L11	800.01'	S24°40'00"W	L38	3.88'	S57°58'49"E	L65	74.18'	S87°25'57"E	C11	154.16'	120.00'	73°36'26"
L12	400.00'	S24°42'07"W	L39	130.80'	S16°31'03"E	L66	124.78'	N81°13'13"E	C12	49.88'	554.50'	5°09'13"
L13	528.09'	N70°16'03"W	L40	20.97'	S08°37'20"W	L67	181.17'	S38°30'04"E	C13	105.98'	60.00'	101°12'25"
L14	199.80'	S31°32'07"W	L41	45.50'	S55°32'12"E	L68	1026.17'	N63°25'56"W	C14	161.10'	354.00'	26°04'26"
L15	222.21'	N55°33'46"W	L42	21.71'	N39°43'54"W	L69	151.91'	N33°36'38"E	C15	105.15'	548.50'	10°59'01"
L16	90.00'	N34°26'14"E	L43	56.84'	N08°42'49"W	L70	194.04'	N27°50'52"E	C16	129.45'	544.50'	13°37'19"
L17	182.50'	N53°54'40"W	L44	250.22'	N52°59'17"E	L71	412.81'	N21°24'36"E	C17	178.49'	380.50'	26°52'39"
L18	80.85'	N70°22'06"W	L45	50.06'	S63°04'16"E	L72	147.76'	N26°17'12"E	C18	251.46'	454.50'	31°41'59"
L19	280.45'	N55°33'46"W	L46	188.93'	N55°03'04"E	L73	359.02'	N27°05'13"E	C19	101.73'	75.00'	77°42'48"
L20	61.11'	N35°09'14"E	L47	1614.79'	N55°03'04"E	L74	50.96'	N26°59'42"E	C20	224.35'	554.50'	23°10'58"
L21	357.28'	N26°38'10"E	L48	86.47'	N41°29'53"W	L75	113.20'	N26°59'42"E	C21	103.43'	354.50'	16°42'58"
L22	201.00'	N32°20'48"E	L49	91.00'	N48°30'07"E	L76	611.43'	N26°12'27"E	C22	433.94'	645.50'	38°31'02"
L23	700.29'	N24°59'58"E	L50	10.42'	N41°29'53"W	L77	356.49'	S10°59'32"E	C23	168.78'	200.00'	48°21'02"
L24	649.90'	N26°39'46"E	L51	182.28'	N36°12'55"E	L78	154.97'	S67°19'29"E	C24	160.40'	350.00'	26°15'26"
L25	152.97'	N37°59'18"E	L52	554.25'	N59°23'51"E	L79	164.12'	N26°24'31"E	C25	46.11'	600.00'	4°24'11"
L26	156.04'	N10°40'58"E	L53	124.06'	N76°06'49"E	L80	243.49'	S67°14'34"E	C26	6.03'	436.50'	0°47'30"
L27	150.00'	N26°40'43"E	L54	51.30'	N76°31'29"W	L81	568.19'	N36°59'50"W				

NOTE:
THE MAPS ASSOCIATED WITH THIS ZMA & SUP ARE CONCEPTUAL ONLY.
THE FINAL CONFIGURATION OF ROADS, TRAILS, LOTS, BUILDINGS, AND
AMENITIES WILL BE DETERMINED AT PLAT. OR SITE PLAN APPROVALS.


GREAT EASTERN MANAGEMENT
2819 HYDRAULIC ROAD
CHARLOTTESVILLE, VA 22901
DAVID MITCHELL, E.I.T.
PHONE: (434) 296-4109
FAX: (434) 963-2870
E-MAIL: davidm@southern-climate.com


TONNES SITE ENGINEERING
C/O BRIAN C. MITCHELL, P.E.
1 PARK WEST CIRCLE, SUITE 108
MIDLOTHIAN, VA 23114
PHONE: (804) 748-9011
FAX: (804) 748-2500
E-MAIL: bmitchell@ctownes.com



----- AREA TO BE REZONED TO PD-MC
WITH SUP FOR RESIDENTIAL USES



NORTH POINTE

SUBJECT PARCELS

RIVANNA DISTRICT

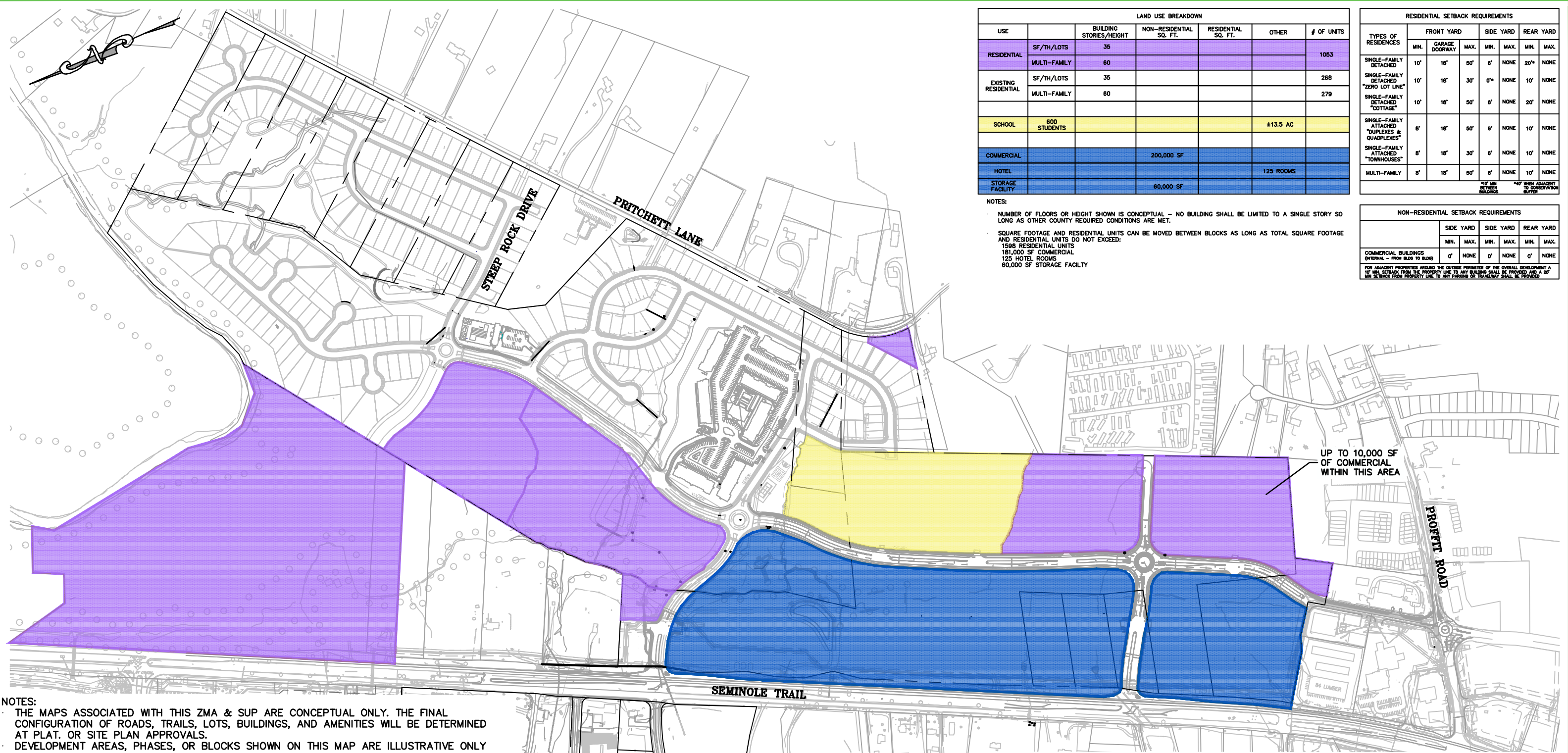
ALBEMARLE COUNTY, VIRGINIA



GREAT EASTERN
MANAGEMENT COMPANY



Townes
SITE ENGINEERING



LAND USE BREAKDOWN						
USE		BUILDING STORIES/HEIGHT	NON-RESIDENTIAL SQ. FT.	RESIDENTIAL SQ. FT.	OTHER	# OF UNITS
RESIDENTIAL	SF/TH/LOTS	35				1053
	MULTI-FAMILY	60				
EXISTING RESIDENTIAL	SF/TH/LOTS	35				268
	MULTI-FAMILY	60				279
SCHOOL	600 STUDENTS				±13.5 AC	
COMMERCIAL			200,000 SF			
HOTEL					125 ROOMS	
STORAGE FACILITY			60,000 SF			

NOTES:
NUMBER OF FLOORS OR HEIGHT SHOWN IS CONCEPTUAL - NO BUILDING SHALL BE LIMITED TO A SINGLE STORY SO LONG AS OTHER COUNTY REQUIRED CONDITIONS ARE MET.
SQUARE FOOTAGE AND RESIDENTIAL UNITS CAN BE MOVED BETWEEN BLOCKS AS LONG AS TOTAL SQUARE FOOTAGE AND RESIDENTIAL UNITS DO NOT EXCEED:
1598 RESIDENTIAL UNITS
181,000 SF COMMERCIAL
125 HOTEL ROOMS
60,000 SF STORAGE FACILITY

RESIDENTIAL SETBACK REQUIREMENTS							
TYPES OF RESIDENCES	FRONT YARD			SIDE YARD		REAR YARD	
	MIN.	GARAGE DOORWAY	MAX.	MIN.	MAX.	MIN.	MAX.
SINGLE-FAMILY DETACHED	10'	18'	60'	6"	NONE	20'	NONE
SINGLE-FAMILY DETACHED "ZERO LOT LINE"	10'	18'	30'	0"	NONE	10'	NONE
SINGLE-FAMILY DETACHED "COTTAGE"	10'	18'	50'	6"	NONE	20'	NONE
SINGLE-FAMILY ATTACHED "DUPLEXES & QUADPLEXES"	8'	18'	50'	6"	NONE	10'	NONE
SINGLE-FAMILY ATTACHED "TOWNHOUSES"	8'	18'	30'	6"	NONE	10'	NONE
MULTI-FAMILY	8'	18'	50'	6"	NONE	10'	NONE

NON-RESIDENTIAL SETBACK REQUIREMENTS						
	SIDE YARD		SIDE YARD		REAR YARD	
	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.
COMMERCIAL BUILDINGS (MINIMUM - FROM BUILDING TO ROAD)	0'	NONE	0'	NONE	0'	NONE

NOTES:
THE MAPS ASSOCIATED WITH THIS ZMA & SUP ARE CONCEPTUAL ONLY. THE FINAL CONFIGURATION OF ROADS, TRAILS, LOTS, BUILDINGS, AND AMENITIES WILL BE DETERMINED AT PLAT. OR SITE PLAN APPROVALS.
DEVELOPMENT AREAS, PHASES, OR BLOCKS SHOWN ON THIS MAP ARE ILLUSTRATIVE ONLY AND NOT BINDING. OWNER MAY MODIFY, COMBINE, SUBDIVIDE, ELIMINATE, OR RECONFIGURE SUCH AREAS AT ANY TIME WITHOUT FURTHER AMENDMENT. DEVELOPMENT MAY PROCEED IN ANY SEQUENCE, ORDER, OR PHASING AT OWNER'S DISCRETION. NO SPECIFIC DEVELOPMENT ORDER IS REQUIRED AMONG THE AREAS SHOWN ON THIS MAP.
NO PARTICULAR TYPE OF DWELLING UNITS IS REQUIRED IN ANY PARTICULAR DEVELOPMENT AREA. OWNER HAS COMPLETE DISCRETION TO DETERMINE THE TYPE AND MIX OF ALL DWELLING UNITS, INCLUDING BUT NOT LIMITED TO SINGLE-FAMILY DETACHED, SINGLE-FAMILY ATTACHED, TOWNHOUSES, CONDOMINIUMS, APARTMENTS, MULTI-FAMILY UNITS, OR ANY OTHER PERMITTED HOUSING TYPE.
OF THE TOTAL 1,600 DWELLING UNITS, 350 UNITS ARE SPECIFICALLY ASSIGNED TO TAX MAP 32, PARCELS 22K AND 22P. THE REMAINING UNITS MAY BE DEVELOPED ANYWHERE ELSE ON THE SUBJECT PARCELS IN OWNER'S DISCRETION.

- COMMERCIAL & RESIDENTIAL
- RESIDENTIAL
- SCHOOL

GREAT EASTERN MANAGEMENT
2619 HYDRAULIC ROAD
CHARLOTTESVILLE, VA 22901
DAVID MITCHELL, E.L.T.
PHONE: (434) 296-4109
FAX: (434) 983-2870
E-MAIL: david@southern-classic.com

TOWNES SITE ENGINEERING
C/O BRIAN C. MITCHELL, P.E.
1 PARK WEST CIRCLE, SUITE 108
MIDLOTHIAN, VA 23114
PHONE: (804) 748-9011
FAX: (804) 748-2590
E-MAIL: BMITCHELL@CCTOWNES.COM

GRAPHIC SCALE

1 inch = 500 ft.

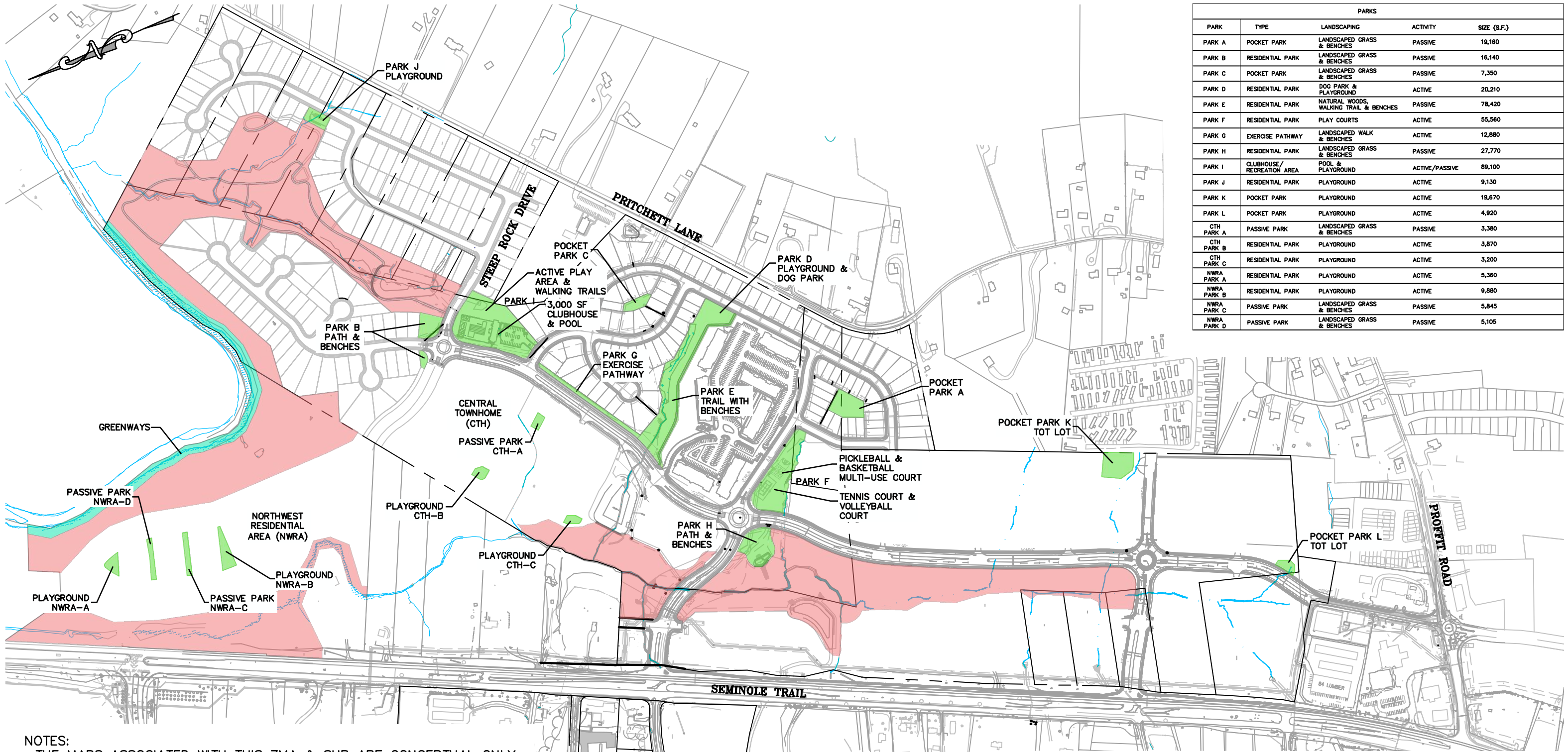
NORTH POINTE ZONING MAP

RIVANNA DISTRICT

ALBEMARLE COUNTY, VIRGINIA

GREAT EASTERN
MANAGEMENT COMPANY

Townes
SITE ENGINEERING



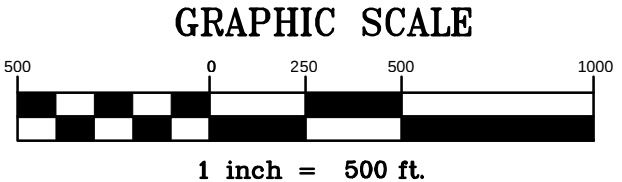
PARKS				
PARK	TYPE	LANDSCAPING	ACTIVITY	SIZE (S.F.)
PARK A	POCKET PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	19,180
PARK B	RESIDENTIAL PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	16,140
PARK C	POCKET PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	7,350
PARK D	RESIDENTIAL PARK	DOG PARK & PLAYGROUND	ACTIVE	20,210
PARK E	RESIDENTIAL PARK	NATURAL WOODS, WALKING TRAIL & BENCHES	PASSIVE	78,420
PARK F	RESIDENTIAL PARK	PLAY COURTS	ACTIVE	55,560
PARK G	EXERCISE PATHWAY	LANDSCAPED WALK & BENCHES	ACTIVE	12,880
PARK H	RESIDENTIAL PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	27,770
PARK I	CLUBHOUSE/RECREATION AREA	POOL & PLAYGROUND	ACTIVE/PASSIVE	89,100
PARK J	RESIDENTIAL PARK	PLAYGROUND	ACTIVE	9,130
PARK K	POCKET PARK	PLAYGROUND	ACTIVE	19,670
PARK L	POCKET PARK	PLAYGROUND	ACTIVE	4,920
CTH PARK A	PASSIVE PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	3,380
CTH PARK B	RESIDENTIAL PARK	PLAYGROUND	ACTIVE	3,870
CTH PARK C	RESIDENTIAL PARK	PLAYGROUND	ACTIVE	3,200
NWRA PARK A	RESIDENTIAL PARK	PLAYGROUND	ACTIVE	5,360
NWRA PARK B	RESIDENTIAL PARK	PLAYGROUND	ACTIVE	9,880
NWRA PARK C	PASSIVE PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	5,845
NWRA PARK D	PASSIVE PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	5,105

NOTES:
-THE MAPS ASSOCIATED WITH THIS ZMA & SUP ARE CONCEPTUAL ONLY. THE FINAL CONFIGURATION OF ROADS, TRAILS, LOTS, BUILDINGS, AND AMENITIES WILL BE DETERMINED AT PLAT. OR SITE PLAN APPROVALS.
-PARKS, OPEN SPACE (EXCLUSIVE OF GREENWAYS) & TRAILS SYSTEM ARE HOA OWNED AND MAINTAINED AND ARE NOT FOR PUBLIC USE
-THE SHOWN PARKS, OPEN SPACE, TRAILS & SPORTS COURTS ARE PROVIDED TO SATISFY THE INTENT OF SECTION 4.16. THESE AREAS AND FACILITIES MAY BE MODIFIED AS SITE PLANS ARE REVIEWED WITH THE ADMINISTRATIVE APPROVAL OF THE GOVERNING AUTHORITY

- PARKS - 7.5± AC
- OPEN SPACE - 50± AC
- GREENWAYS - 3± AC
(TO BE DEDICATED UPON REQUEST FOR PUBLIC USE)

GREAT EASTERN MANAGEMENT
2619 HYDRAULIC ROAD
CHARLOTTESVILLE, VA 22901
DAVID MITCHELL, E.L.T.
PHONE: (434) 296-4109
FAX: (434) 993-2870
E-MAIL: david@southern-classic.com

TOWNES SITE ENGINEERING
C/O BRIAN C. MITCHELL, P.E.
1 PARK WEST CIRCLE, SUITE 108
MIDLOTHIAN, VA 23114
PHONE: (804) 748-9011
FAX: (804) 748-2590
E-MAIL: BMITCHELL@CCTOWNES.COM

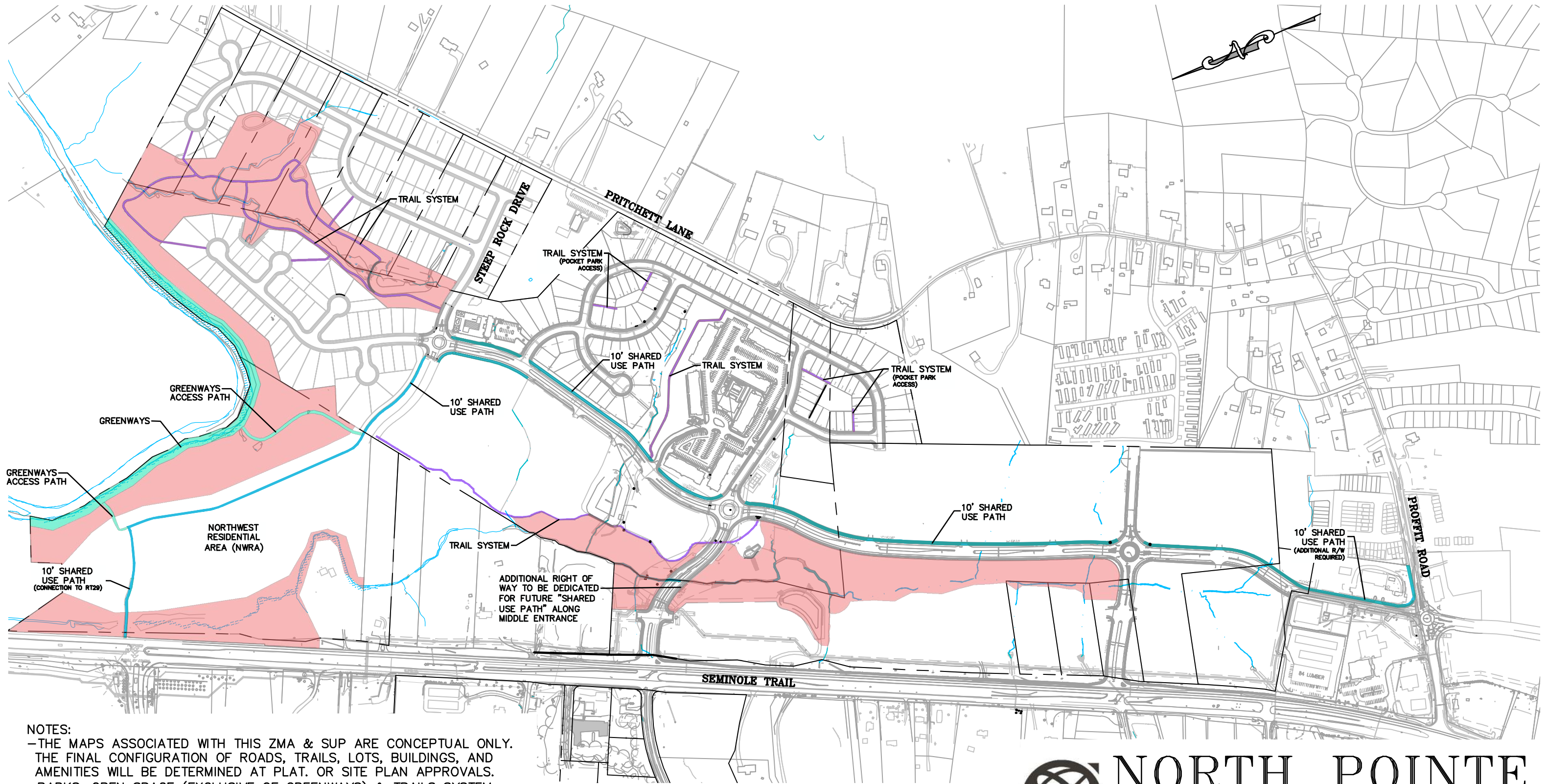


NORTH POINTE PARKS EXHIBIT

RIVANNA DISTRICT
ALBEMARLE COUNTY, VIRGINIA

GREAT EASTERN
MANAGEMENT COMPANY

Townes
SITE ENGINEERING



NOTES:

- THE MAPS ASSOCIATED WITH THIS ZMA & SUP ARE CONCEPTUAL ONLY. THE FINAL CONFIGURATION OF ROADS, TRAILS, LOTS, BUILDINGS, AND AMENITIES WILL BE DETERMINED AT PLAT. OR SITE PLAN APPROVALS.
- PARKS, OPEN SPACE (EXCLUSIVE OF GREENWAYS) & TRAILS SYSTEM ARE HOA OWNED AND MAINTAINED AND ARE NOT FOR PUBLIC USE
- THE SHOWN PARKS, OPEN SPACE, TRAILS & SPORTS COURTS ARE PROVIDED TO SATISFY THE INTENT OF SECTION 4.16. THESE AREAS AND FACILITIES MAY BE MODIFIED AS SITE PLANS ARE REVIEWED WITH THE ADMINISTRATIVE APPROVAL OF THE GOVERNING AUTHORITY

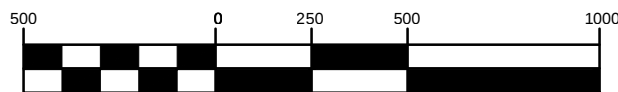


GREAT EASTERN MANAGEMENT
2619 HYDRAULIC ROAD
CHARLOTTESVILLE, VA 22901
DAVID MITCHELL, E.L.T.
PHONE: (434) 296-4109
FAX: (434) 983-2870
E-MAIL: david@southern-classic.com



TOWNES SITE ENGINEERING
C/O BRIAN C. MITCHELL, P.E.
1 PARK WEST CIRCLE, SUITE 108
MIDLOTHIAN, VA 23114
PHONE: (804) 748-9011
FAX: (804) 748-2590
E-MAIL: BMITCHELL@CCTOWNES.COM

GRAPHIC SCALE



- OPEN SPACE - 50± AC (HOA)
- TRAIL SYSTEM - 8,465± LF (HOA)
- SHARED USE PATH - 8,148± LF (HOA)
(LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY)
- GREENWAYS - 3± AC
- GREENWAYS ACCESS PATH - 942± LF
(TO BE DEDICATED UPON REQUEST FOR PUBLIC USE)



NORTH POINTE TRAILS EXHIBIT

RIVANNA DISTRICT
ALBEMARLE COUNTY, VIRGINIA



GREAT EASTERN
MANAGEMENT COMPANY

Townes
SITE ENGINEERING

- RESTRIPE/WIDEN THE SOUTHBOUND APPROACH OF U.S 29 TO PROVIDE DUAL LEFT TURN LANES. THE TURN LANES SHOULD EACH PROVIDE A MINIMUM OF 275 FT OF FULL WIDTH STORAGE WITH
- APPROPRIATE DECELERATION AND TAPER.
- CONSTRUCT A SECOND RECEIVING LANE EASTBOUND ON PROFFIT ROAD.
- CONSTRUCT AN EXCLUSIVE RIGHT TURN LANE ON THE WESTBOUND APPROACH OF PROFFIT ROAD. THE TURN LANE SHOULD PROVIDE A MINIMUM OF 100 FT OF FULL-WIDTH STORAGE WITH APPROPRIATE DECELERATION AND TAPER.
- CONVERT THE EXISTING EXCLUSIVE RIGHT TURN LANE ON THE NORTHBOUND APPROACH OF US 29 TO A SHARED THROUGH-RIGHT TURN LANE. **THIS IMPROVEMENT WAS PREVIOUSLY IDENTIFIED TO BE CONSTRUCTED BY THE NORTH FORK DEVELOPMENT; HOWEVER, CURRENT NORTH FORK PROFFERS INDICATE MONETARY CONTRIBUTIONS TO THE COUNT DIP TO IMPROVE US 29.*
- CONSTRUCT SOUTHBOUND LEFT TURNLANE ONTO PROFFIT ROAD

CONSTRUCT A SINGLE-LANE ROUNDABOUT WITH AN EASTBOUND RIGHT TURN SLIP LANE. THE ROUNDABOUT GEOMETRY SHOULD ACCOMMODATE LARGE VEHICLES (WB-62)

US 29:

- CONSTRUCT A THIRD THROUGH LANE NORTHBOUND BETWEEN AIRPORT ROAD/PROFFIT ROAD AND THE AIRPORT ACRES ROAD MEDIAN BREAK/SOUTH SITE DRIVEWAY. * THIS IMPROVEMENT WAS PREVIOUSLY IDENTIFIED TO BE CONSTRUCTED BY THE NORTH FORK DEVELOPMENT; HOWEVER, CURRENT NORTH FORK PROFFERS INDICATE MONETARY CONTRIBUTIONS TO THE COUNT CIP FUND TO IMPROVE US 29. **US 29 NB AT SOUTH SITE DRIVEWAY:**
- CONSTRUCT A THIRD THROUGH LANE NORTHBOUND ON U.S. 29.
- RESTRIPE EXISTING PAVEMENT TO PROVIDE DUAL RIGHT TURN LANES ON THE WESTBOUND APPROACH OF THE SOUTH SITE DRIVEWAY
- SIGNALIZE INTERSECTION WHEN WARRANTED AND APPROVED BY VDOT.

• CONSTRUCT A THIRD THROUGH LANE NORTHBOUND ON U.S. 29 AND CARRY AN APPROPRIATE DISTANCE NORTH OF THE INTERSECTION BEFORE TAPERING BACK TO TWO THROUGH LANES NORTHBOUND.

- RESTRIPE EXISTING PAVEMENT TO PROVIDE DUAL RIGHT TURN LANES ON THE WESTBOUND APPROACH OF THE NORTH SITE DRIVEWAY
- SIGNALIZE INTERSECTION WHEN WARRANTED AND APPROVED BY VDOT.

· SIGNALIZE INTERSECTION WHEN WARRANTED AND APPROVED BY VDOT.

- CONSTRUCT/RESTRIPE A SECOND LEFT TURN LANE TO PROVIDE DUAL U-TURN LANES ON THE NORTHBOUND APPROACH OF U.S. 29. EACH LANE SHOULD PROVIDE A MINIMUM OF 200 FEET OF STORAGE
- SIGNALIZE INTERSECTION WHEN WARRANTED AND APPROVED BY VDOT.

US 29 AT AIRPORT ROAD/PROFIT ROAD:

- RESTRIPE/WIDEN THE SOUTHBOUND APPROACH OF U.S 29 TO PROVIDE DUAL LEFT TURN LANES. THE TURN LANES SHOULD EACH PROVIDE A MINIMUM OF 275 FT OF FULL WIDTH STORAGE WITH
- APPROPRIATE DECELERATION AND TAPER.
- CONSTRUCT A SECOND RECEIVING LANE EASTBOUND ON PROFIT ROAD.
- CONSTRUCT AN EXCLUSIVE RIGHT TURN LANE ON THE WESTBOUND APPROACH OF PROFIT ROAD. THE TURN LANE SHOULD PROVIDE A MINIMUM OF 100 FT OF FULL-WIDTH STORAGE WITH APPROPRIATE DECELERATION AND TAPER.
- CONVERT THE EXISTING EXCLUSIVE RIGHT TURN LANE ON THE NORTHBOUND APPROACH OF US 29 TO A SHARED THROUGH-RIGHT TURN LANE. *THIS IMPROVEMENT WAS PREVIOUSLY IDENTIFIED TO BE CONSTRUCTED BY THE NORTH FORK DEVELOPMENT; HOWEVER, CURRENT NORTH FORK PROFFERS INDICATE MONETARY CONTRIBUTIONS TO THE COUNT DIP TO IMPROVE US 29.
- CONSTRUCT SOUTHBOUND LEFT TURNLANE ONTO PROFIT ROAD

PROFIT ROAD AT WORTH CROSSING/LEAKE SQUARE:

- CONSTRUCT A SINGLE-LANE ROUNDABOUT WITH AN EASTBOUND RIGHT TURN SLIP LANE. THE ROUNDABOUT GEOMETRY SHOULD ACCOMMODATE LARGE VEHICLES (WVB-62)

CLIFFSTONE BOULEVARD TO LEAKE SQUARE/PROFIT ROAD

US 29:

- CONSTRUCT A THIRD THROUGH LANE NORTHBOUND BETWEEN AIRPORT ROAD/PROFIT ROAD AND THE AIRPORT ACRES ROAD MEDIAN BREAK/SOUTH SITE DRIVEWAY. *THIS IMPROVEMENT WAS PREVIOUSLY IDENTIFIED TO BE CONSTRUCTED BY THE NORTH FORK DEVELOPMENT; HOWEVER, CURRENT NORTH FORK PROFFERS INDICATE MONETARY CONTRIBUTIONS TO THE COUNT CIP FUND TO IMPROVE US 29. **US 29 NB AT SOUTH SITE DRIVEWAY:**
- CONSTRUCT A THIRD THROUGH LANE NORTHBOUND ON U.S. 29.
- RESTRIPE EXISTING PAVEMENT TO PROVIDE DUAL RIGHT TURN LANES ON THE WESTBOUND APPROACH OF THE SOUTH SITE DRIVEWAY
- SIGNALIZE INTERSECTION WHEN WARRANTED AND APPROVED BY VDOT.

US 29 NB AT NORTH SITE DRIVEWAY:

- CONSTRUCT A THIRD THROUGH LANE NORTHBOUND ON U.S. 29 AND CARRY AN APPROPRIATE DISTANCE NORTH OF THE INTERSECTION BEFORE TAPERING BACK TO TWO THROUGH LANES NORTHBOUND.
- RESTRIPE EXISTING PAVEMENT TO PROVIDE DUAL RIGHT TURN LANES ON THE WESTBOUND APPROACH OF THE NORTH SITE DRIVEWAY
- SIGNALIZE INTERSECTION WHEN WARRANTED AND APPROVED BY VDOT.

US 29 SB AT NORTHSIDE DRIVE:

- SIGNALIZE INTERSECTION WHEN WARRANTED AND APPROVED BY VDOT.

US 29 SB AT MEDIAN BREAK:

- CONSTRUCT/RESTRIPE A SECOND LEFT TURN LANE TO PROVIDE DUAL U-TURN LANES ON THE NORTHBOUND APPROACH OF U.S. 29. EACH LANE SHOULD PROVIDE A MINIMUM OF 200 FEET OF STORAGE
- SIGNALIZE INTERSECTION WHEN WARRANTED AND APPROVED BY VDOT.

SOUTHERN ENTRANCE CONNECTOR TO CLIFSTONE BOULEVARD

EXTENSION

PRITCHETT LANE

STEEP ROCK DRIVE

NORTHSIDE DR

CLIFFSTONE BLVD

10' SHARED USE PATH

CLIFFSTONE BLVD

SOUTHERN ENTRANCE AIRPORT ACRES DR

THRU LANE

SEMINOLE TRAIL

CONNECTION

CONNECTION

LEAKE SQ IMPROVEMENTS

PROFIT RD IMPROVEMENTS

PROFIT ROAD

NORTH POINTE

ROAD IMPROVEMENTS REQUIRED WITH

 SOUTHEAST RESIDENTIAL IMPROVEMENTS - 15K VPD

 COMMERCIAL IMPROVEMENTS - 20K VPD

 COMMERCIAL IMPROVEMENTS - 25K VPD

 10' SHARED USE PATH



NORTH POINTE
ROAD EXHIBIT
RIVANNA DISTRICT
ALBEMARLE COUNTY, VIRGINIA

GRAPHIC SCALE



1 inch = 500 ft.



GREAT EASTERN MANAGEMENT
2619 HYDRAULIC ROAD
CHARLOTTESVILLE, VA 22901
DAVID MITCHELL, E.I.T.
PHONE: (434) 296-4109
FAX: (434) 983-2870
E-MAIL: david@southern-classic.com



TOWNES SITE ENGINEERING
C/O BRIAN C. MITCHELL, P.E.
1 PARK WEST CIRCLE, SUITE 108
MIDLOTHIAN, VA 23114
PHONE: (804) 748-9011
FAX: (804) 748-2590
E-MAIL: BMITCHEL@CCTOWNES.COM



GREAT EASTERN
MANAGEMENT COMPANY

The logo for Townes Site Engineering features the word "Townes" in a large, bold, blue sans-serif font. A green checkmark is superimposed over the letter "o". Below "Townes", the words "SITE ENGINEERING" are written in a smaller, blue, all-caps sans-serif font.